



## Neighborhood Meeting Letter of Intent for Hyundai Arapahoe Redevelopment

Kimley-Horn and Associates, Inc. is pleased to be submitting this Neighborhood Meeting Package for the above-referenced project on behalf of Asbury Automotive Group (the "Site Owner/Developer").

### **GENERAL PROJECT INFORMATION**

The Site is located near the northeast corner of East Arapahoe Road and South Dayton Street and is denoted as Lot 1 of the Scheiman Subdivision. More specifically, the Site is located in the southeast quarter of Section 22, Township 5 South, Range 67 West of the Sixth Principal Meridian, City of Centennial, County of Arapahoe, State of Colorado. The Site is bound by private multi-family development to the north, commercial development to the east and west, and bound by East Arapahoe Road to the south. The Site totals approximately 4.14-acres; it is anticipated that the total lot area will be impacted as part of the proposed re-development. The Site is zoned General Commercial (GC) based on the latest published Zoning Map for the City. Vehicle sales is a *Limited Use* within the GC zoning, no rezoning is anticipated.

### **SITE IMPROVEMENTS**

The current site is made up of a single lot and in total is approximately 4.14 acres made up of an existing Hyundai Dealership. There are currently two existing structures that are proposed to be removed and replaced with two new structures of the same use. The proposed development is anticipated to consist of two new buildings with a drive thru car wash. The two new structures will include a showroom, vehicular service, parts & maintenance and vehicle sales. Two new retaining walls along the eastern and western boundaries of the site are anticipated to be needed in order to provide proper access and drainage throughout the site.

#### Buildings

As mentioned above, there will be 3 buildings constructed on the site. These buildings are further detailed below.

Showroom Building - The building facing the street is the showroom building which contains a showroom, sales offices, vehicle delivery center, customer lounge, service drive, employee break and training room, accounting offices and an area for hand detailing of vehicles. The front of the building will be a 2-story high showroom with a tall glass wall allowing for visibility into the showroom from the street.

Service Building – The building at the rear of the lot is the service and parts building. This is a two-story building with shop and parts on both floors. This building will also contain a retail parts counter, as well as technician breakroom and locker rooms. Due to the topography of the site, the upper shop is accessible from the south face of the building and the lower shop is accessible from the north face of the building.

Car Wash Building – This small building is at the rear of the site and contains an automatic car wash for use by employees only to wash vehicles.

#### Parking, Traffic and Vehicle Circulation

Parking for guests, employees and display vehicles will be provided on site consistent with City criteria. The existing  $\frac{3}{4}$  access into the site will be closed and a new right in/right out access will be provided in the southeast corner of the site. The existing east bound left turn lane in Arapahoe Road will be closed by reconstructing the center median to prohibit left turns into the site. Vehicular circulation internal to the site around all new structures will be provided for



both deliveries and emergency access. Pedestrian access to/from the new Show Room will be from the existing sidewalk along E Arapahoe Road.

A traffic compliance letter is anticipated to be provided as part of the Site Plan process demonstrating the proposed use and access to the site do not negatively impact the surrounding rights-of-way or development. Since the use of the site is not proposed to be changed and the site access is being modified to a right in/right out only, impacts to traffic around and to the site are anticipated to be minimal.

#### Sanitary Sewer

There is an existing sanitary sewer main that runs through the eastern portion of the site. A portion of the existing main is anticipated to be relocated to be within the proposed access drive. The existing easement for the sanitary sewer will be vacated and re-dedicated for the new proposed alignment. Sanitary sewer services will extend from the existing/relocated main to serve the proposed structures. It is understood that the site lies within the Castlewood Water and Sanitation District and separate water and sanitary improvements plans will be required as part of this project for review for by the District.

#### Water

The existing site water service appears to be from an existing main within Arapahoe Road. The existing building services will be removed and new services will extend from the existing main to the new structures. There is an existing 30-foot water easement along the western boundary of the site for an existing hydrant; it is anticipated that the hydrant will be relocated and a new easement will be dedicated for the hydrant location. It is understood that the site lies within the Castlewood Water and Sanitation District and separate water and sanitary improvements plans will be required as part of this project for review for by the District.

#### Dry Utilities

There are two existing transformers and an Xcel easement bisecting the project site completing the power loop for the adjacent properties. The existing transformers and a portion of the existing distribution main will be relocated as part of this project. Electric, gas, cable, and telephone services are anticipated to be included as part of this Project and will meet service load requirements of the Project. The appropriate utility service providers will be contacted for relocation, design and necessary service extensions, facilities, and easements for the new buildings to ensure utility service interruption is mitigated for the neighboring properties.

#### Stormwater

It is anticipated that runoff developed on-site will surface drain and be collected in roof and storm drain systems to be conveyed to a proposed full spectrum detention pond for stormwater treatment located along the northern boundary of the site. The pond is anticipated to outfall into the existing concrete channel along the eastern boundary of the site.

#### Plat/Easements

Vacated and proposed easements will be dedicated as part of a subdivision plat amendment or by separate document as required by the City or District.

#### Landscaping and Earthwork

Landscaping and irrigation will be proposed along the property boundaries and throughout the Project meeting the City minimum requirements.



Due to the existing  $\pm 18$ -feet of grade change across the site, multiple retaining walls will be constructed to support the new development of the site.

#### Signage

Signage for the Project will be provided per the City Code. Allowable signage for the Site will be coordinated with the City.

#### **PROJECT PROCESSES**

The Project will be processed through the City of Centennial, SEMSWA and Castlewood Water and Sanitation District for entitlement, construction document, and building permit reviews.

#### **ATTACHMENTS**

Preliminary Site Plan

Preliminary Building Renderings

We are excited to work with the City look forward to delivering a project that the City and this project team are proud of.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Shelby Madrid".

Shelby Madrid, PE,